

## FAQ'S FOR PROPOSED NORTH STOCKTON REDEVELOPMENT PROJECT AREA

- **Why is the City doing this?** Having a Redevelopment Area is a way for the City to keep tax dollars in an area in order to improve it. This process began last June with the formation of the project area. The process generally takes 1 to 1½ years to complete. A Project Area Committee (PAC) has been meeting regularly for almost a year and is now ready to share with the community their proposed Redevelopment Plan.
- **What is a Redevelopment Plan?** It provides a general statement that clearly establishes how the agency intends to remove deterioration from the Project Area. The plan contains basic goals and provides a legal framework for planning and implementing revitalization activities in a Project Area.
- **My neighbor did not receive a newsletter, why did I?** Properties in the project area do not need to be adjacent, which may explain why your neighbor did not receive the same material as you. Your neighbor can find out from us whether their property is located within the designated area.
- **Does this mean my home or business is “blighted”?** No. Some areas that qualify for redevelopment often have well-maintained homes or businesses amongst deteriorating structures. Blight is a legal term used to determine the area’s qualifications for redevelopment. An area must be more than 50 percent blighted to qualify.
- **Is the City going to take my house?** The purpose of this project is to make the area better and to provide a variety of opportunities for people. Residential property is generally not needed for most redevelopment projects. Redevelopment law requires that all properties acquired must be purchased for fair market value and relocation costs paid for residents or tenants.

No decisions regarding future projects have been made. The Redevelopment Plan does not propose specific projects at this time. Once the Plan is adopted, the next step will be to review specific project proposals from residents, businesses, and developers.

- **What kind of programs can the City offer me?** The City has housing and economic development programs. Generally people qualify for these based on income and/or location. This area does not qualify for commercial economic development programs; however, there may be other economic development programs and the Economic Development Department may be able to assist at **937-8907**.
- **What kind of funding is available through the City to purchase or Repair a home?** The City has different programs that assist both home buyers and home owners. **(The Programs are generally for low-income families).** For those people interested in purchasing a home, there is the Home Buyers Assistance Program which provides funds for new housing and rehabilitation for existing housing for low-income families. This program and the lease to own program information can be referred to **Leigh Dimas** at **937-8851**. For information regarding the Single-family, Rental, Multi-family or Emergency Repair Programs all calls should be referred to **Dave Pyle** at **937-8465**.

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- **How do I participate in the Redevelopment Project Area?** Come to the Community Information Meeting on Monday, June 7, 2004 at 6:30 p.m. in the Seifert Community Center, 128 W. Benjamin Holt Dr.

Attend the Joint City Council/Redevelopment Agency Public Hearing on June 22, 2004 at 5:30 p.m. City Hall Council Chambers, 425 N. El Dorado Street, Stockton

Submit a statement of interest to the Redevelopment Agency or contact us at 937-8539.

**Copies of the newsletter are available at HRD in the following languages: Spanish, Cambodian, Lao, and Vietnamese.**